



From the planner

36 EASTGLEN ROAD GLEN EDEN - Wednesday, 31 August 2022



Figure 1: GIS Site aerial, showing stormwater (green) and wastewater connections (red), with contours in orange

Zone	Residential - Mixed Housing Urban Zone
Overlays and Controls	No Overlays Controls: Macroinvertebrate Community Index - Urban Controls: Stormwater Management Area Control - Flow 2
Designations	No Designations
Site Size	1012m ²
Maximum Height (Residential)	11m (+1m)
Height In Relation To Boundary (Residential)	3m plus 45 degrees or alternative
Max Build Coverage (Residential)	45%
Yard Setbacks (Residential)	2.5m front, 1m side and rear, 10m coastal

481 Parnell Road, Parnell | PO BOX 37964, Parnell, Auckland. 1151

Email: hamish@mhg.co.nz | Ph: 021 661 973 | Website: www.mhg.co.nz



From the planner

Development Potential	Wastewater connection available on site. Stormwater connection available outside the property, subject to meeting gravity fall requirements. Based on Plan Change 78, the site is to be retained as Mixed Housing Urban. Similar development potential is expected with regards to the number of dwellings. However, new dwellings could be proposed at 50% building coverage compared to the existing 45%. The plan changes may not come into effect for 1-2 years. Based on the current rules the site may fit 7 units, subject to consent.
Disclaimer: All information has been gathered from the Council GIS and Unitary Plan maps on the date noted above. This is a preliminary report in all respects.	
Please note: we have not investigated stormwater, geotechnical, potential contamination, iwi or any other title matters. This report does not include a review of the site LIM or property files	